



604.671.7000

BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com

**C8047345****Active**

Duplex

Multifamily

1827 W 12TH AVENUE

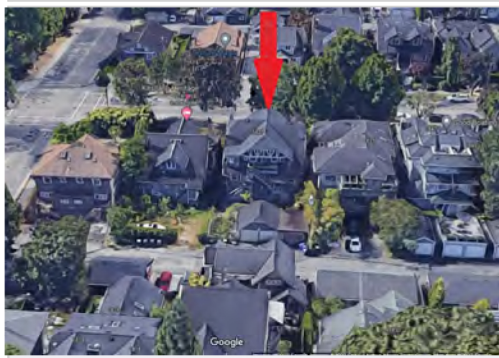
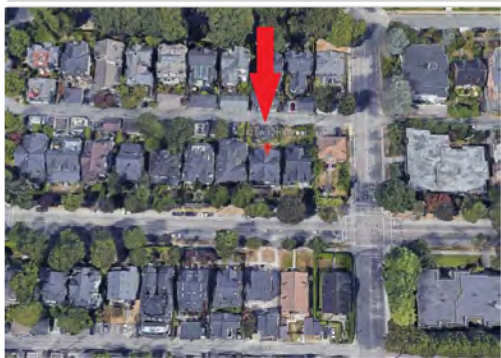
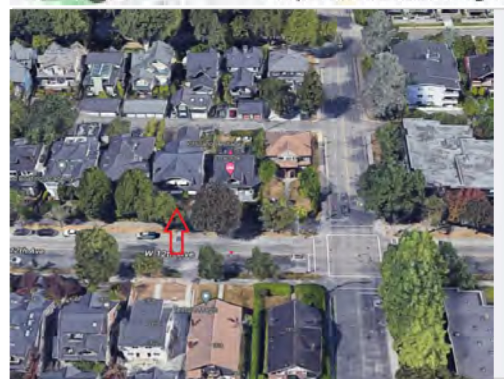
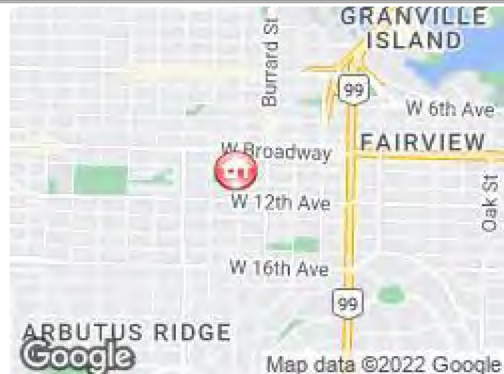
Vancouver West

Kitsilano

\$5,190,000 (LP)

(SP)

Sold Date:



TypeDwel Duplex
Approx. Year Built 1928
Zoning RT+5
Frontage - Feet 50.00
Depth 125
Lot Sz (Sq.Ft.) 6,250.00

Total Bedrooms 4
Total Baths 7
FIATotFin 4,530
Fireplaces 2
No. Floor Levels 3
TotalPrkng 3
Outdoor Area Patio(s)

Days On Market 4
Gross Taxes \$8,150.95
Occupancy Tenant
View No
View - Specify

1827 W 12th, Vancouver, V6J 2E7, legal side by side duplex with 7 Licensed suites, fully leased at \$130,000/year Gross and \$100,000 Net. Great potential to assemble with the 2 neighbouring lots and build a 4 story purpose built rental building or strata building (call listing agent for more details) Property lies in the Broadway Corridor plan and is close to the new Broadway Sky-train Line (Arbutus and Broadway and Granville and Broadway) Room measurements are for the one side of the duplex. All measurements are approximate and need to be verified by the Buyer. Please call listing agent for more details and listing info sheet.

RE/MAX Crest Realty

10/20/2022 11:05 PM

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC*" indicates Personal Real Estate Corporation"

ACTIVE C8047345 Listing Date: 10/17/2022 Expiry Date: 4/30/2023 DOM: 95 Board: V Orig. Price: \$5,190,000 Prev. Price: \$0		1827 W 12TH AVENUE Kitsilano Vancouver West V6J 2E7 WF HM OT TD		For Sale Multi-Family Commercial Multi-Family Commercial For Sale Price: \$5,190,000 Leased/Sold Date: Leased/Sold Price: /	
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Zoning: **RT+5** Gross Prop **\$8,150.95** Tax Yr: **2022** Sale **Asset**
P.I.D.#: **014-183-838** Building/Complex Name:

1827 W 12th, Vancouver, V6J 2E7, legal side by side duplex with 7 Licensed suites, fully leased at \$130,000/year Gross and \$100,000 Net. Great potential to assemble with the 2 neighbouring lots either to the East or the West and build an 18 story purpose built rental building with up to a 5.5 FSR (call listing agent for more details or check out the Feature Sheet on listing agents web site) Property lies in the Broadway Corridor plan and is close to the new Broadway Sky-train Line (Arbutus and Broadway and Granville and Broadway stations) Room measurements are for the one side of the duplex. All measurements are approximate and need to be verified by the Buyer. Please call listing agent for more details and listing info Sheet. Hold now and assemble later.

MEASUREMENTS:

Subj. Space Sq.Ft: **4,530** Space Avail for Lse:
Subj. Space Width Whse/Indust.Sq.Ft:
Subj. Space Depth: Office Area Sq. Ft:
Land Size Sq.Ft: **6,250.00** Retail Area Sq. Ft:
Land Size Acres: **0.14** Mezzanine Sq. Ft:
Acres Freehold: Other Area Sq. Ft:
Acres Leasehold: Main Resid. Sq.Ft:
Subj Prop Width ft.: Min. Divisible Space:
Subj Prop Depth ft.: Max. Contig. Space:

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month: **\$0.00**
Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
First Nat.Res:
Occupancy: **Tenant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per Month:
Basic Rent per Annum:

Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

of Buildings: # of Docks
of Storeys: **3** # of Grade Doors:
of Elevators: # of Loading Doors:
Parking Spaces: Clear Ceiling Ht (ft):
Year Built: **1928** Class of Space:
Building Type: **Commercial Mix**

Potential to Redevelop? Comments:
Call listing agent for more details.
Environ. Assess.Done? **Not Applicable** Comments:

MULTI-FAMILY DETAILS:

of Bachelor Apts: **2**
of Studio Apts: **0**
of 1 Bdrm Apts: **3**
of 2 Bdrm Apts: **2**
of 3 Bdrm Apts: **0**
of 4+ Bdrm Apts: **0**
of Penthouse Apts: **0**
Total # of Apts **7**
of Other Units: **0**
Total # of Units: **0**
APOD Cap Rate **0.00**

BUS/BWP & AGR DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):
Confidentiality Req'd:
Major Use Description:

LEGAL: LOT 13, BLOCK 387, PLAN VAP1949, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT

REALTOR Link to your property on our Web Site <https://bcforsale.net/m-r2733020-364-34299-2/1827-12th-avenue> . Go to Paragon Docs for **REMARKS:** Feature Sheet ind development Site Info and additional info. More info on the broadway plan can be found here <https://vancouver.ca/home-property-development/broadway-plan.aspx?rmxv=1666217021>

DESIGNATED AGENT(S):

1 Les Twarog - CONTC: 604-671-7000
RE/MAX Crest Realty - OFC: 604-602-1111
team@6717000.com

2

3

Commission: **3.22% ON THE FIRST \$100,000 / 1.1625% ON BALANCE**

Seller/Landlord: **MIKA AI YASUTAKE, YUKO YASUTAKE**

Sell Firms: **1.**

Buyer Agents: **1.**

APPOINTMENT INFORMATION:

Contact Listing **REALTOR®**

Les Twarog
604-671-7000

Virtual Tour: **VirtualTourLink**

Brochure:

2.

3.

Active

C8047345

Board: V , Multifamily Duplex

1827 W 12TH AVENUE

Vancouver West

Kitsilano

V6J 2E7

\$5,190,000 (LP)

(SP)

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Days on Market: 3

Previous Price: \$0

Meas. Type: Feet

Depth / Size: 125

Lot Area (sq.ft.): 6,250.00

Flood Plain: No

Rear Yard Exp: North

If new, GST/HST inc?:

P.I.D.: 014-183-838

View: No :

Complex / Subdiv:

First Nation Reserve:

Services Connected:

Sewer Type:

List Date: 10/17/2022

Original Price: \$5,190,000

Frontage (feet): 50.00

Bedrooms: 4

Beds in Bsmt: 2

Beds not in Bsmt: 2

Bathrooms: 7

Full Baths: 7

Half Baths: 0

Expiry Date: 4/30/2023

Sold Date:

Frontage (metres): 15.24

Approx. Year Built: 1928

Age: 94

Zoning: RT+5

Gross Taxes: \$8,150.95

For Tax Year: 2022

Tax Inc. Utilities?: No

Tour:

Style of Home: Other

Construction: Frame - Wood

Exterior: Stucco

Foundation: Concrete Perimeter

Renovations: Partly

of Fireplaces: 2 R.I. Fireplaces:

Fireplace Fuel: None

Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Patio(s)

Type of Roof: Asphalt

Reno. Year:

Rain Screen: No

Metered Water:

R.I. Plumbing: No

Total Parking: 3

Covered Parking: 3

Parking Access: Lane

Parking: Garage; Triple

Driveway Finish: Asphalt

Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: No :

Fixtures Rmvd: No :

Floor Finish: Mixed

Land Lease Expiry Year:

Legal: LOT 13, BLOCK 387, PLAN VAP1949, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT

Municipal Charges

Garbage:

Water:

Dykling:

Sewer:

Other:

Amenities: Bike Room, Shared Laundry

Site Influences: Central Location, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Finished Floor (Main):	4,530	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'0 x 14'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'0 x 10'0			x	Main 4
Finished Floor (Below):	0	Main	Eating Area	8'0 x 7'0			x	Main 4
Finished Floor (Basement):	0	Main	Bedroom	12'0 x 12'0			x	Above 4
Finished Floor (Total):	4,530sq. ft.	Above	Living Room	13'0 x 11'1			x	Above 4
		Above	Kitchen	8'0 x 7'0			x	Bsmt 3
		Above	Eating Area	8'0 x 7'0			x	Bsmt 3
Unfinished Floor:	600	Above	Bedroom	12'0 x 12'0			x	Bsmt 3
Grand Total:	5,130sq.	Bsmt	Living Room	8'0 x 7'0			x	
		Bsmt	Kitchen	8'0 x 6'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	13'0 x 12'0			x	
		Bsmt	Bedroom	13'0 x 13'0			x	
				x			x	

Suite: Licensed Suite

Basement: Full

Crawl/Bsmt. Ht: # of Levels: 3

of Kitchens: 3 # of Rooms: 12

Bachelor Units: 2

1 Bed Units: 3

2 Bed Units: 2

3 Bed Units:

Other Units:

Income as at: 10/19/2022

Income/annum: \$130,000.00

Less Op. Exp: \$18,000.00

Net Op. Income:

Sprinklers?: No

Smoke Detectors?: Yes

Bylaw Infractions?: N

List Broker 1: RE/MAX Crest Realty - OFC: 604-602-1111

List Desig Agt 1: Les Twarog - Phone: 604-671-7000

List Broker 2:

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: **Privacy Protected** MIKA AI YASUTAKE, YUKO YASUTAKE

Commission: 3.22% ON THE FIRST \$100,000 / 1.1625% ON BALANCE

List Broker 3:

team@6717000.com

Appointments:

Call:

Phone:

Phone L.R. First LES TWAROG 604-671-7000

Occupancy: Tenant

Realtor

Link to your property on our Web Site <https://www.bccondosandhomes.com/listing/r2547592-1827-w-12thavenue>. Go to Paragon Docs for Feature Sheet with floor plan, strata plan, Form B and strata docs, PDS etc. Click this link to visit the Broadway Plan on COV <https://rem.ax/broadwayplan>

1827 W 12th, Vancouver, V6J 2E7, legal side by side duplex with 7 Licensed suites, fully leased at \$130,000/year Gross and \$100,000 Net. Great potential to assemble with the 2 neighbouring lots and build a 4 story purpose built rental building or strata building (call listing agent for more details) Property lies in the Broadway Corridor plan and is close to the new Broadway Sky-train Line (Arbutus and Broadway and Granville and Broadway) Room measurements are for the one side of the duplex. All measurements are approximate and need to be verified by the Buyer. Please call listing agent for more details and listing info sheet.

MLT Full Realtor 1 Page

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10/20/2022 06:18 PM

Comm - Detailed Tax Report

Property Information			
Prop Address	1827 W 12TH AV	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	002-KITSILANO
Area	VANCOUVER WEST	SubAreaCode	VVWKT
PropertyID	014-183-838	BoardCode	V
PostalCode	V6J 2E7		

Property Tax Information			
TaxRoll Number	002670097770000	Gross Taxes	\$8,150.95
Tax Year	2022	Tax Amount Updated	06/16/2022
More PIDS			
014-183-838			
More PIDS2			

Owner Name & Mailing Address			
Owner1 1		Owner2 1	
Owner1 2		Owner2 2	
Mail Addr1		Mail Addr3	
Mail Addr2		Mail Addr4	
MailPostalCode			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
VAP1949	13	387	526	36				

Legal FullDescription
 LOT 13, BLOCK 387, PLAN VAP1949, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT

Land & Building Information			
Width	50	Depth	125
Lot Size	WIDTH * DEPTH	Land Use	
Actual Use	DUPLEX, NON-STRATA SIDE BY SIDE OR FRONT / BACK		
Year Built	1928		
BCA Description	2 STY DUPLEX - BEFORE 1930 - STD	Zoning	RT-8 TWO-FAMILY DWELLING
WaterConn			
BCADData Update	04/07/2022		

Supplementary Property Info			
BedRooms	2	Foundation	BASEMENT
Full Bath	3	Half Bath2	
Half Bath3		Stories	2
Pool Flg		Carport	0
Garage S	1	Garage M	1

Actual Totals		
Land	Improvement	Actual Total
\$2,369,000.00	\$383,000.00	\$2,752,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$2,369,000.00	\$383,000.00	\$0.00	\$0.00	\$2,752,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$2,369,000.00	\$383,000.00	\$0.00	\$0.00	\$2,752,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
5/31/2021	\$3,400,000.00	CA9055018	IMPROVED SINGLE PROPERTY TRANSACTION
12/20/2017	\$420,000.00	CA6526445	REJECT - NOT SUITABLE FOR SALES ANALYSIS

12/20/2017	\$1,750,000.00	CA6526447	REJECT - NOT SUITABLE FOR SALES ANALYSIS
12/20/2017	\$630,000.00	CA6526446	REJECT - NOT SUITABLE FOR SALES ANALYSIS
6/16/2017	\$2,852,000.00	CA6073379	REJECT - NOT SUITABLE FOR SALES ANALYSIS
9/15/1981	\$114,000.00	J69077LA	REJECT - NOT SUITABLE FOR SALES ANALYSIS
2/15/1981	\$214,000.00	J9949L	REJECT - NOT SUITABLE FOR SALES ANALYSIS



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1827 12TH AV W Vancouver BC V6J 2E7

PID 014-183-838
 Zoning RT-8 - Two-Family Dwelling
 Registered Owner YA*, M*

Legal Description LOT 13 BLOCK 387 DISTRICT LOT 526 PLAN 1949
 Plan VAP1949
 Community Plans(s) NCP: Kitsilano, LAP: Broadway Plan - KKS -
 Kitsilano South - Area B - Residential Apartment
 Areas - Mid- to High-Rise;
 Broadway Plan Rezoning-Eligible Areas -
 Rezoning Enabled, not in ALR

Floor Area	2690 Ft ²	Max Elevation	43.32 m	Year Built	1928	Transit Score	74 / Excellent Transit
Lot Size	6251.27 ft ²	Min Elevation	42.02 m	Bedrooms	2	WalkScore	92 / Walker's Paradise
Dimensions	50 x 125 Ft	Annual Taxes	\$8,150.95	Bathrooms	3	Structure	DUPLEX, NON-STRATA SIDE BY SIDE OR FRONT / BACK

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
C8047345	Active 17/10/2022	4	\$5,190,000 / -	RE/MAX Crest Realty
R2733020	Active 17/10/2022	4	\$5,190,000 / -	RE/MAX Crest Realty
R2547592	Sold 11/04/2021	37	\$3,480,000 / \$3,400,000	Park Georgia Realty Ltd.

APPRECIATION

	Date	(\$)	% Change
List Price	17/10/2022	\$5,190,000	52.65 %
Sales History	31/05/2021	\$3,400,000	709.52 %
	20/12/2017	\$420,000	-76.00 %
	20/12/2017	\$1,750,000	

ASSESSMENT

	2021	2022	% Change
Building	\$278,000	\$383,000	37.77 %
Land	\$2,307,000	\$2,369,000	2.69 %
Total	\$2,585,000	\$2,752,000	6.46 %

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Henry Hudson	Kitsilano
District	SD 39	SD 39
Grades	K - 7	8 - 12

DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.

I'm more than a real estate agent. I'm a REALTOR®.



C8047345

Active

Duplex

Multifamily

1827 W 12TH AVENUE

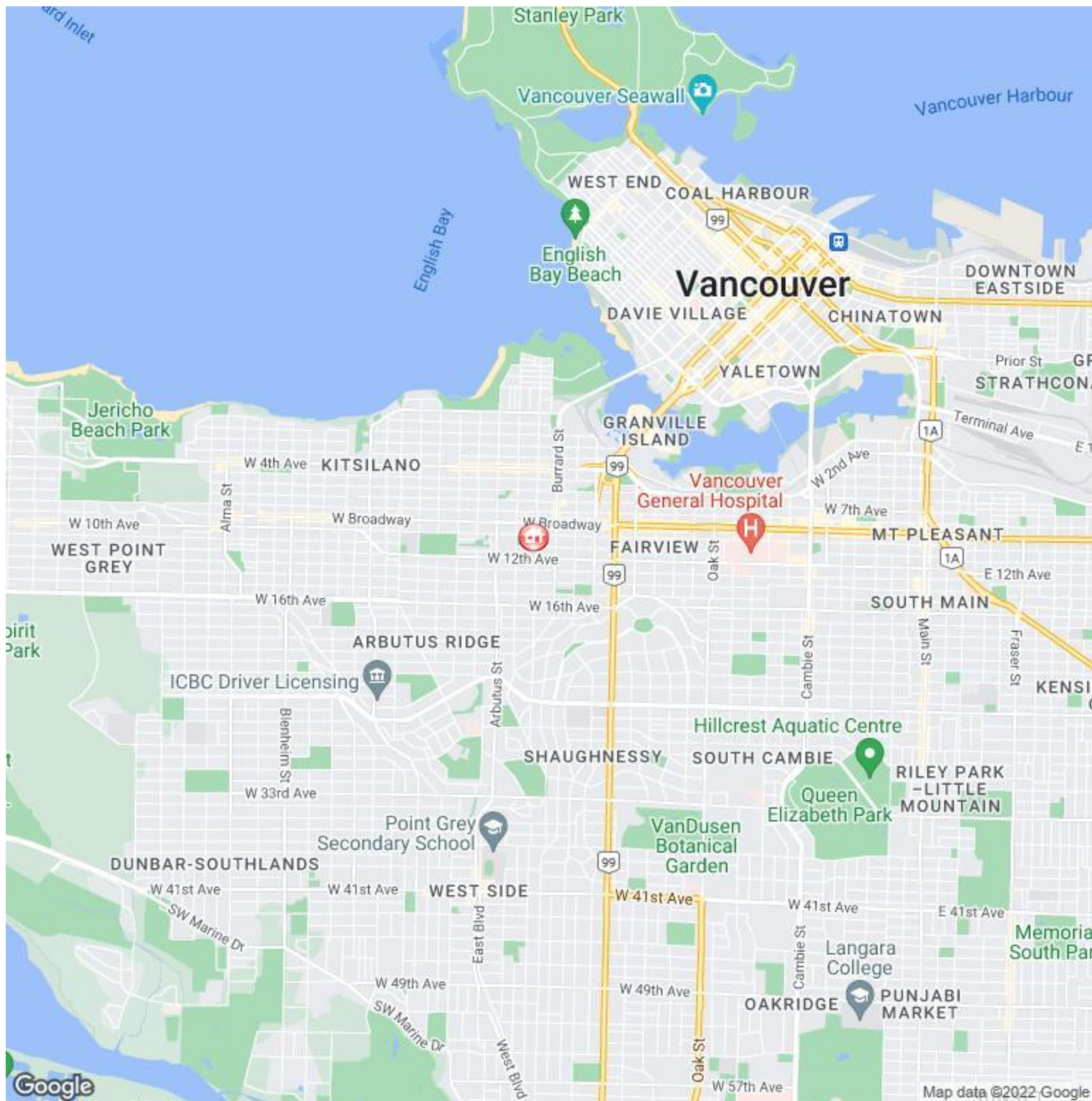
Vancouver West

Kitsilano

\$5,190,000 (LP)

(SP)

Sold Date:



Map data ©2022 Google

Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 800,000	0	0	NA
800,001 - 900,000	0	0	NA
900,001 - 1,000,000	0	0	NA
1,000,001 - 1,250,000	0	0	NA
1,250,001 - 1,500,000	0	0	NA
1,500,001 - 1,750,000	2	1	50%
1,750,001 - 2,000,000	4	2	50%
2,000,001 - 2,250,000	10	1	10%
2,250,001 - 2,500,000	20	5	25%
2,500,001 - 2,750,000	18	4	22%
2,750,001 - 3,000,000	41	6	15%
3,000,001 - 3,500,000	55	9	16%
3,500,001 - 4,000,000	58	8	14%
4,000,001 - 4,500,000	61	5	8%
4,500,001 - 5,000,000	55	2	4%
5,000,001 - 5,500,000	49	1	2%
5,500,001 - 6,000,000	49	1	2%
6,000,001 - 6,500,000	30	2	7%
6,500,001 - 7,000,000	32	0	NA
7,000,001 - 7,500,000	12	2	17%
7,500,001 & Greater	125	5	4%
TOTAL*	621	54	9%

2 Bedrooms & Less	21	2	10%
3 to 4 Bedrooms	190	25	13%
5 to 6 Bedrooms	309	20	6%
7 Bedrooms & More	101	7	7%
TOTAL*	621	54	9%

SnapStats®	August	September	Variance
Inventory	619	621	0%
Solds	57	54	-5%
Sale Price	\$3,050,000	\$3,395,000	11%
Sale Price SQFT	\$1,072	\$1,080	1%
Sale to List Price Ratio	102%	93%	-9%
Days on Market	22	21	-5%

*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Community DETACHED HOUSES

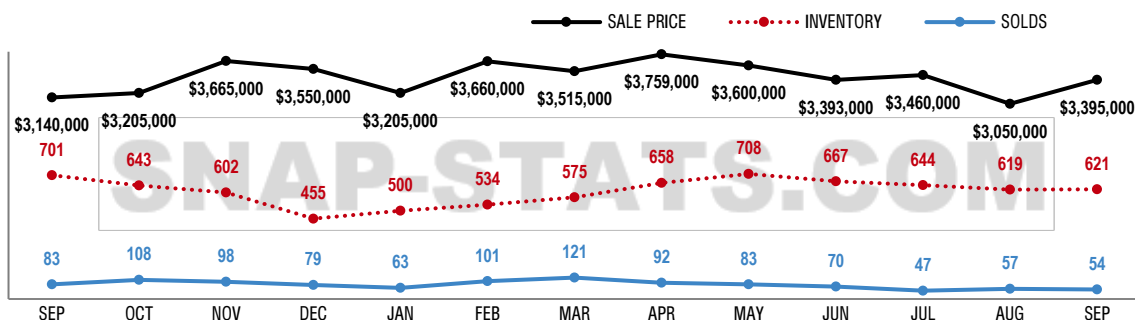
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	30	2	7%
Cambie	36	4	11%
Dunbar	66	12	18%
Fairview	0	0	NA
Falsecreek	1	0	NA
Kerrisdale	38	3	8%
Kitsilano	45	2	4%
Mackenzie Heights	21	3	14%
Marpole	43	0	NA
Mount Pleasant	3	0	NA
Oakridge	23	2	9%
Point Grey	72	8	11%
Quilchena	24	1	4%
SW Marine	24	3	13%
Shaughnessy	80	3	4%
South Cambie	6	1	17%
South Granville	67	6	9%
Southlands	30	2	7%
University	12	2	17%
TOTAL*	621	54	9%

Market Summary

- Market Type Indicator **WESTSIDE DETACHED**: Buyers Market at 9% Sales Ratio average (9 in 100 homes selling rate)
- Homes are selling on average 7% below list price
- Most Active Price Band** \$2.25 mil to \$2.5 mil with average 25% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$5 mil to \$6 mil, Kitsilano, Quilchena, Shaughnessy and minimum 5 bedroom properties
- Sellers Best Bet** Selling homes in Dunbar, University and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Les Twarog Team
RE/MAX Crest Realty
604.706.1760

bccondosandhomes.com
info@bccondosandhomes.com





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**Les Twarog**

Breaking News: Check out the most popular website in the Lower Mainland

NOW WITH
SOLD HISTORY

www.BCCondosandhomes.com

SECHELT INDUSTRIAL LAND - 9A 5980 Sechelt Inlet Road | \$12,000,000

Approved site with 9 Acres, 9 Lots (Pending Subdivision)
Zoned I-6. One of the last industrial properties on the
market in Sechelt. Located 2 km north of town.

Lots 7 & 8 are currently running "Big Foot Storage"
with \$21k/mo. income and growing. Seller will consider
a \$6M Vendor Take Back Mortgage

More info: www.bigfootstoragesechelt.com



266 Steven (West Vancouver)

0.53 Acres (23,124sf) | Land | Shovel Ready
with plans for 8,500sf home | Motivated Seller

\$4,000,000



3520 Baycrest (Burke Mtn – COQ)

1 Acre corner lot zoned RS-2 with 2 road
accesses. Potential to rezone to 5 lots or MF.

\$2,999,000



2105-1483 Homer (Yaletown)

1,340 sqft | 3 Bed | 2 Bath
Semi Waterfront Unit at Waterford

\$2,500,000



5850 Vine (Kerrisdale)

22 Unit Apt Building | \$311k/yr Income
Future Potential to increase rents

\$10,000,000



1133 W 70th (Marpole)

26 Units Strata, 12 have been remodelled,
Income 32k/mo, Potential for 40k/mo

\$11,900,000



1080 Wolfe (Shaughnessy)

6,000 sqft House | 26,000 sqft Lot with plans
to add another 9000sqft | Shovel Ready

\$11,000,000



1239 Rocklin (Burke Mtn – COQ)

1.22 Acres | Current zoning RS-2 | Can rezone
to RZ-R9 or RT1 | Dev area is 32,000sqft.

\$3,500,000



5770 - 5790 Granville (2 Lots)

Land Assembly - 2 Lots | Each 8,500 sqft Totalling
17,000 sqft | 2.4 FSR Purpose Built Rental

\$8,600,000



NORTH MISSION BUILDING SITE

43 Acres | Approved for 16 Residential Lots
Seux and Sylvester in Durieu, North Mission

\$9,500,000



Crest Realty | 1428 W 7th Avenue, Vancouver, BC | info@6717000.com | **604.671.7000**

2 Lots (Rental Only) 41st & Granville 2 Lots (Rental Only) 45th & Granville

- 5770 Granville \$4.1M
- 5790 Granville \$4.5M
- Development Site
- 2.4 FSR, Mandatory
- Retail on Ground Floor

- 45 & Granville
- 2.2 FSR – Rental Only
- Price Guidance \$8M



These are under COV Secured Rental Policy Areas

5850 Vine – Kerrisdale Apartment Building

22 Unit building
in heart of
Kerrisdale, 12,000
s/f Lot, New Roof & Boiler,
20-678 s/f 1 bed (\$1000-\$1200/
mo), 2-800 s/f 2 bed
(\$1500/mo), gross income
\$311k/yr
Rents under market, future
upside potential to buyer

\$11,900,000

Marpole Apartment Building

1133 W 70th Ave
Stratified Units
Total of 26 units, 12 have
been remodelled.
Current income
\$32K/mo, potential
\$40k/mo is possible.
Needs some TLC

\$11,900,000

West Van Building Lot

266 Stevens Drive
Rare opportunity to own
one of the last remaining
West Van 23,000 s/f lots with
125' of frontage
Shovel ready with all services
connected & plans for
an 8500 s/f home
\$4,000,000

Baycrest / Burke Mountain

**3520 Baycrest
DEVELOPMENT**
Fabulous & Rare 1.02 acre
corner lot zoned RS-2 with
2 road accesses and wonderful
views for future developments.
Potential to rezone to
5 single lots.
\$2,999,000

SHAUGHNESSY LOTS

- 1775 Cedar, 12,500 SF
Post 1940, can build Approx.
7,000 S/F House,
rented/5900/Mo
\$6.2M
- Douglas Road, 1 Acre
(46,000 S/F) potential
M/F or Multiple conversion
Dwellings and infills
\$15M

12th & Burrard Land Assembly

3 lots, 6,000 S/F each
Located in COV
“Secured Rental
Policy Zone”
Max. 5.5 FSR up to
max of 18 storeys
Price Guidance
\$5.2M each lot

La Paz - Mexico Southern Baja

500 Home development
site on 71 acres
overlooking the
Malecón and La Paz Bay.
All properties will have
water views and are ten
mins from downtown
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\$4,500,000





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SHAUGHNESSY 27,000 S/F LOT
 1080 Wolfe **\$11,000,000**

27,000 sf lot with plans to add another 9,000 sf to existing 6,000 sf Heritage B Home that was originally designed by Sam McLure, property sits on beautifully landscaped gardens & will have, 5 bedrooms, 6 bathrooms by adding a rear addition to the existing building and a 913 sf coach house. Go to website for more info.



SECOND SHAUGHNESSY 4500 S/F NEW HOME
 1050 W. 26th Avenue **\$7,980,000**

Coming Soon - Brand new 4500 s/f home on a 7650 s/f lot in 2nd Shaughnessy. Features 4500 s/f of luxurious living with 4 beds up (all with ensuite), beautiful open kitchen with high ceilings + 800 s/f coach house and 2 car garage - builders own house with high end finishings. This is a must see property.



1138 MATTHEWS OFFERED AT \$16,900,000

First Shaughnessy home designed by Matsuzaki Wright sits on almost 22,000 sf of beautifully landscaped park like gardens with lush south facing back yard, one of the most coveted addresses in the city. 6,000 sf 5 bed, 5 bath home has updated gourmet chef's kitchen and beautiful oak hardwood floors. Steps to Osler Blvd and The Crescent.



1975 W 18th – SHAUGHNESSY Lot \$7,800,000

1ST Shaughnessy, 12,500 sf Post 1940 building lot with approved plans for a 6,000 sf new house by Formwerks Architecture. Current 4,300 sf house is rented at \$5500/mo. Call for more info.



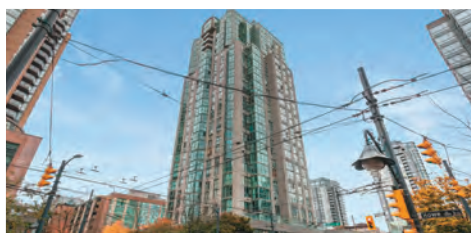
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**Breaking News: Check out the most popular website in the Lower Mainland**

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**BEAUTIFUL GEM IN YALETOWN**
1707-1188 Howe Street \$758,000

This Yaletown beautiful find is 800sf with 2 Bed, 2 Bath plus den and renovated bathrooms. An open concept living area with great building amenities including swimming pool, hot tub, gym, party room. Unit includes 1 parking & 1 storage locker and laundry facilities on the 2nd floor, rental allowed.

**SOUTHLANDS 4200 SF 3 LEVEL TH**
7353 Yew Street \$3,200,000

Yewbrook Place, 1st time on the market overlooking the 18th fairway of the Marine Drive Golf Course. 4200 sf. 4 bed, 4 bath, large Principle rooms with a large 500 sf attached garage, Shows beautifully. Go to website for video.



Welcome aboard to the growing BC Condos and Homes Team. Our new web site with the same name is gaining huge traffic, we get 4,000-5,000 unique Visitors per day from the 13,000 buildings that we have on line (and growing) Call any of us for all your real estate needs at 604-706-1710.

**COAL HARBOUR - HARBOURSIDE PARK**
702-588 Broughton Street \$1,290,000

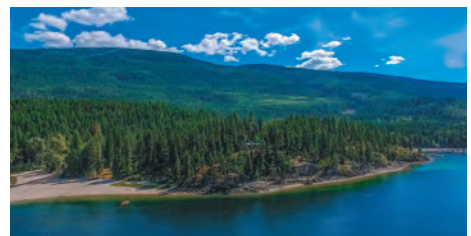
NW corner 942 SF 2 BD 2 BA w/views of water. Finishing's incl. granite countertops, wood cabinets, SS appliances & expansive windows. Avail. fully furnished w/high quality custom furniture. Luxury amenities incl. gym, ID pool, and hot tub.

**"WOODWARDS" IN GASTOWN**
2710-128 W. Cordova Street \$1,290,000

Modern 2 BD 2 BA NW corner 1150 SF Unit with breathtaking views of the city, water & mountains. Finishes/Features incl. S/S appliances, gas cooktop, HW Flrs, spa-like master bath w/soaker tub, separate shower & spacious outdoor view balcony.

**CASH COW - HASTINGS & MAIN**
337-339 E. Hastings \$2,100,000

6166 s/f mixed use 3 level building that is fully leased to long term tenants. Main floor is a restaurant. Two floors above contain 4 residential suites. Call us for brochure with rent roll info.

**WATERFRONT LOTS, SHUSWAP**
FIVE 2A LOTS + ONE 33A LOT (\$350-\$650K)

Total of 6 Waterfront Lots available - most are approximately 2 Acres in size. All are waterfront. They also have road access via a forestry logging road. More Info at www.ansteyarm.ca

**41ST & GRANVILLE DEV. SITE**
5800 Block Granville \$20M

Rental development site with a 2.2 FSR. Currently there are 5 homes on 8500 s/f lots. There is a potential to acquire the other 2 homes on either side. Call for more details.

**COQUITLAM WEST DEVELOPMENT SITE 10+ HOUSES**
700 BLK QUADLING & 700 BLK ALDERSON

Coquitlam West Multi-Storey Medium Density Development Site - Zoned RM3 with a 2.35 FAR. Site has 10+ homes assembled, call us for feature sheet or go to www.quadling.ca



Crest Realty, 1428 W 7th Avenue, Vancouver, BC

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